

Raukopf House
240 South Third Street
Richmond
Wayne County
Indiana

HABS No. IN-118

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. IN-118

RAUKOPF HOUSE

Location: 240 South Third Street, west side of street, Richmond,
Wayne County, Indiana.

USGS Richmond Quadrangle; Universal Transverse
Mercator Coordinates: 16.679890.4410540.

Present Owner
and Occupant: J.G. Ellis.

Present Use: Residence.

Statement of
Significance: The Raukopf house is one example of Richmond's mid-nineteenth century middle-income housing. Styled according to the general outlines of Greek Revival architecture, the design of these structures conforms with the needs of a lower income family.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: ca.1851-58. The property was sold for \$195 in 1851 and for \$1500 in 1858, indicating that a building had been erected upon the lot during this time.
2. Architect: No information available.
3. Original and subsequent owners: The house stands upon the north half of lot 6A in Jeremiah Hadley's Addition of the original plat of the Town of Richmond. The following references are in the Office of the Recorder, Wayne County Courthouse, Richmond.

1850 Deed, January 19, 1850, recorded in Book 13, page 10. J. Hadley and his wife Esther sold the property to David Sitloh and David Knowlenburgh for consideration of \$195.

1851 Deed, May 24, 1851, recorded in Book 14, page 56. David Sitloh and his wife Mary, and David Knowlenburgh and his wife Mary, sold the property to Charles Raukopf for consideration of \$195.

1858 Deed, December 24, 1858, Charles Raukopf and his wife Catherine sold the property to William L. Frayar for consideration of \$1500.

- 1864 Deed, March 28, 1864, recorded in Book 33, page 450. William L. Fryar sold the property to John Heckmann for consideration of \$1350.
- 1867 Deed, March 15, 1867, recorded in Book 43, page 23. John Heckmann sold the property to Frederick Crivel.
- 1911 Deed, June 29, 1911, recorded in Book 233, page 466. Frederick Crivel sold the property to Carl Weist. The property subsequently changed hands several times until it was purchased by the present owners.
- 1941 Deed, September 12, 1941, recorded in Book 208, page 541. Robert J. Ince sold the property John G. Ellis.
4. Original plan and construction: The original fabric consisted of the front two-room section.
5. Alterations and additions: The rear portion of the house is thought to have been added within a few decades after the original construction. The south porch was added in the mid-twentieth century, and a rear shed was added at a later unknown date. All the doorways on the first floor have been reduced from double to single openings.

B. Historic Events and Persons Connected with the Structure:

This house is typical of many of the mid-19th century one-and-a-half story cottages in the Richmond area. The large number of workers' houses seems to be directly related to the large influx of German immigrants at this time. The builder of this particular house was Charles Raukopf. After his residency, the residence was occupied by a succession of owners, all of whom were of German origins.

C. Bibliography:

Atlas of Wayne County, Indiana. Philadelphia, 1874.

Bartel, Frederick. "Institutional Influence of the German Element of the Population in Richmond, Indiana," Papers of the Wayne County Historical Society. Vol. I, No. 2, 1904.

City Planning Associates. Historic Richmond, Toward Architectural Preservation, 1971.

Map of Richmond, 1854, in Wayne County Historical Society Library, Richmond.

Richmond City Directory, 1857.

Prepared by Robert Bruegmann
Team Historian
Historic American
Buildings Survey
Summer 1974

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This plain Greek Revival style house is representative of a number of similar structures in the Richmond area.
2. Condition of fabric: Good.

B. Description of Exterior:

1. Over-all dimensions: The one-story structure measures 26' (two-bay front) x 55'-6".
2. Foundation: Rough ashlar stone. The stone work is finer at the front of the rectangle.
3. Wall construction, finish and color: Brick laid in common bond. The rear storage room has stud frame walls.
4. Structural system, framing: Brick bearing walls with wooden joists and rafters.
5. Porches, stoops, bulkheads: The entry stoop has a single step and is protected by a cantilevered aluminum hood. The south porch has a wooden deck, with turned posts, scrolled arches, fascia and a flat roof.
6. Chimneys: The brick chimney is covered with cement and is topped by a fired clay chimney pot.
7. Openings:
 - a. Doorways and doors: The main (east) door has a large glass panel over two molded wooden panels, and is framed by a three-light transom overhead.
 - b. Windows: Windows are six-over-six light double-hung sash with plain trim. Those in the front and rear have flush stone lintels and projecting stone sills.
8. Roof:
 - a. Shape, covering: The main section is covered with a steep gable roof and sheathed with asphalt shingles. A

flat roof covers the rear wing and lean-to.

- b. Cornices, eaves: A plain boxed cornice trims the gable roof. Frieze and barge boards are molded.

C. Description of Interior:

1. Floor plans:

- a. Basement: Full basement with partial crawl space under the rear rectangle.
- b. First floor: Three rooms in a linear arrangement, including a kitchen, living room and dining room. A storage area is at the rear.
- c. Half story: Two bedrooms fill the partial space.

2. Stairways: A narrow enclosed wooden stair rises from the middle (living) room up to the half story. The basement stair opens in the rear storage room. It appears to have been an exterior bulkhead at one time.

3. Flooring: Wooden plank flooring throughout the house. The dining room and kitchen are covered with plastic sheeting.

4. Doorways and doors: The doors are paneled and trimmed with plain surrounds. The main entry door has a molded architrave overhead.

5. Wall and ceiling finish: All surfaces are covered with wall paper with the exception of the exposed stud framing in the storage room.

6. Mechanical equipment:

- a. Heating: Forced warm air system.
- b. Lighting: Electrical wiring.

D. Site: The building faces east on South Third Street, a low income residential neighborhood. The lot has two narrow side yards, a small front yard, and a large back yard.

Prepared by Mort Karp
Project Supervisor
Historic American
Buildings Survey
Summer 1974

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Historic Landmarks Foundation of Indiana. The project was completed in the summer of 1974 under the direction of John Poppeliers, Chief of HABS; and Associate Professor Mort Karp of the University of Arkansas, Project Supervisor; the Architect Harry Hunderman (University of Michigan); and student assistant architects Scott Barnard (University of Pennsylvania), Mark Hall (Pennsylvania State University), and Richard Perlmutter (Yale University); and architectural historian Robert Bruegmann (University of Pennsylvania) at the HABS Field Office, Earlham College in Richmond, Indiana. Photographs were taken by HABS staff photographer Jack E. Boucher in January 1975. The written historical and architectural data was edited, and in some cases expanded upon, in the HABS Washington office in April 1979 by staff historian Jan E. Cigliano.